

Abran E. Vigil  
Nevada Bar No. 7548  
Maria A. Gall, Esq.  
Nevada Bar No. 14200  
Lindsay C. Demaree, Esq.  
Nevada Bar No. 11949  
Kyle A. Ewing, Esq.  
Nevada Bar No. 14051  
BALLARD SPAHR LLP  
1980 Festival Plaza Dr. Suite 900  
Las Vegas, Nevada 89106  
Telephone: (702) 471-7000  
Facsimile: (702) 471-7070  
tasca@ballardspahr.com  
gallm@ballardspahr.com  
demareel@ballardspahr.com  
ewingk@ballardspahr.com

*Attorneys for Plaintiff/Counter-Defendant  
JPMorgan Chase Bank, N.A.*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company; CASA  
PALERMO 20N HOMEOWNERS'  
ASSOCIATION, a Nevada non-profit  
corporation; and FARANAK  
PANAHBARHAGH, an individual.

Defendants.

Case No. 2:17-cv-00342-GMN-VCF

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE**

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counter/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A. and  
FARANAK PANAHBARHAGH, an  
individual,

Counter/Cross-Defendants.

1 Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A (“Chase”), Defendant/Counterclaimant/Cross-Claimant  
3 SFR Investments Pool 1, LLC (“SFR”), Defendant Casa Palermo 20N Homeowners’  
4 Association (“Association”), and Defendant/Cross-Defendant Faranak Panahbarhagh  
5 (“Panahbarhagh”), through their respective undersigned counsel of record, stipulate  
6 as follows:

7 1. This action concerns title to real property commonly known as 17 Villa  
8 Marsala Court, Henderson, Nevada 89011 (the “Property”) following a homeowner’s  
9 association foreclosure sale conducted on April 24, 2013, with respect to the Property.

10 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
11 of Trust recorded against the Property in the Official Records of Clark County,  
12 Nevada as Instrument Number 20090518-0002003 (the “Deed of Trust”), and in  
13 particular, whether the Deed of Trust continues to encumber the Property.

14 3. The Parties hereby stipulate and agree to the dismissal of all claims in  
15 this action, with prejudice, with each party to bear its own costs and fees.

16 4. Panahbarhagh disclaims any interest in the Property.

17 5. The Parties further stipulate and agree that the three Lis Pendens  
18 recorded against the Property in the Official Records of Clark County, Nevada, as  
19 Instruments Number 201402240000716, 201703290001395, and 201706280001035  
20 be, and the same hereby are, EXPUNGED.

21 6. The Parties further stipulate and agree that the \$500 in security costs  
22 posted by Chase on June 1, 2017 pursuant to this Court’s Order [ECF No. 19] shall  
23 be discharged and released to the Ballard Spahr LLP Trust Account.

24 *[Continued on the following page]*

7. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder.

Dated: September 25, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Kyle A. Ewing  
Abran E. Vigil, Esq.  
Nevada Bar No. 7548  
Maria A. Gall, Esq.  
Nevada Bar No. 14200  
Lindsay Demaree, Esq.  
Nevada Bar No. 11949  
Kyle A. Ewing, Esq.  
Nevada Bar No. 14051  
1980 Festival Plaza Drive, Ste 900  
Las Vegas, Nevada 89106

By: /s/ Jacqueline A. Gilbert  
Diana S. Ebron, Esq.  
Nevada Bar No. 10580  
Karen L. Hanks, Esq.  
Nevada Bar No. 9578  
Jacqueline A. Gilbert, Esq.  
Nevada Bar No. 10593  
7625 Dean Martin Drive, Ste 110  
Las Vegas, Nevada 89139-5974

*Attorneys for JPMorgan Chase Bank, N.A. Attorneys for SFR Investments Pool 1, LLC*

HALL JAFFEE & CLAYTON, LLP

BLUT LAW GROUP, APC

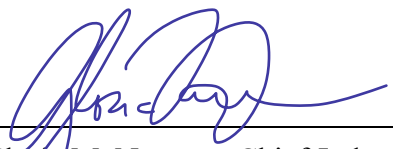
By: /s/ Ashlie L. Surur  
Ashlie L. Surur, Esq.  
Nevada Bar No. 11290  
7425 Peak Drive  
Las Vegas, Nevada 89128

By: /s/ Elliot S. Blut  
Elliot S. Blut, Esq.  
Nevada Bar No. 6570  
300 S. 4th Street  
Las Vegas, Nevada 89101

*Attorneys for Casa Palermo Homeowners' Association 20N Attorneys for Faranak Panahbarhagh*

IT IS SO ORDERED.

Dated this 25 day of September, 2018.

  
Gloria M. Navarro, Chief Judge  
UNITED STATES DISTRICT COURT